

152-5.15

**A RESOLUTION SUPPORTING THE ADOPTION OF  
AN ORDINANCE AMENDING CHAPTER 205 "LAND USE"  
TO MAKE CHANGES TO THE OFFICIAL ZONING MAP**

**WHEREAS**, the Mayor and Township Council have expressed strong interest and desire to assure the economic vitality of the Livingston Avenue corridor and authorized Maser Consulting to prepare a planning study of Livingston Avenue for redevelopment potential with goals including strengthening the area's economic viability; improving circulation for motor vehicles pedestrians and bicyclists; and assuring there are appropriate transitions to protect adjacent residential neighborhoods; and

**WHEREAS**, the "2014 Livingston Avenue Corridor Study" is complete and provided a series of recommendations with alternative vision plans and potential redevelopment concepts for the corridor, as well as various recommendations relative to zoning changes within the corridor; and

**WHEREAS**, the "2014 Livingston Avenue Corridor Study" was fully evaluated by the Planning Board and its various recommendations were discussed in detail; and

**WHEREAS**, the Planning Board recommends that three (3) amendments be made to the official zoning map of the Township of North Brunswick, while it continues to study and address other recommendations in the study relative to traffic congestion and school enrollments; and

**WHEREAS**, one (1) of these amendments proposes rezoning Block 140.01, Lots 3.02, 4, 5.02, 6.02, 6.03 and 7.01 from I-1 Industrial to C-2 General Commercial, and this rezoning applies to all property within these lots that is located within 500 feet from Route 1 as measured perpendicular to the highway; and

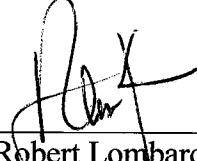
**WHEREAS**, while these properties are designated for Industrial use in the Master Plan, the "2014 Livingston Avenue Corridor Study" recommends rezoning these properties to C-2 General Commercial to reflect the existing development pattern along Route 1; the study indicates that several of these lots have dual frontage on both Livingston Avenue and Route 1; and that bisecting these lots will allow for properties fronting on each road to be redeveloped consistent with the distinct identity and character of each roadway; and

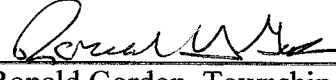
**WHEREAS**, in accordance with N.J.S.A. 40:55D-62, the Township Council has determined that, despite the fact that the proposed amendments to the zoning ordinance are not consistent with the Land Use element or Housing Plan element of the Master Plan, the amendments should be adopted based on the recommendations of the Planning Board and as identified in the "2014 Livingston Area Corridor Study"; and

**WHEREAS**, specifically the "2014 Livingston Avenue Corridor Study" recommends rezoning these properties to C-2 General Commercial to reflect the existing development pattern along Route 1; the study indicates that several of these lots have dual frontage on both Livingston Avenue and Route 1; and that bisecting these lots will allow for properties fronting on each road to be redeveloped consistent with the distinct identity and character of each roadway.

**NOW THEREFORE BE IT RESOLVED**, on this 4<sup>th</sup> day of May, 2015, that the Township Council of the Township of North Brunswick, a majority of the full authorized membership agreeing that it does hereby support the recommendation of the Planning Board and the "2014 Livingston Avenue Corridor Study" to the rezoning and amendments to the Official Zoning Map contained in an Ordinance Amending Chapter 205 "Land Use" to Make Changes to the Official Zoning Map of the Township of North Brunswick.

  
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Michael C. Hritz  
Director of Community Development

  
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Robert Lombard  
Business Administrator

  
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Ronald Gordon, Township Attorney  
Approved as to legal form